

**ORDINANCE NO. 050210-Z-1**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9300 IH-35 SOUTH, SOUTHBOUND SERVICE ROAD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-conditional overlay (GR-CO) combining district to commercial-liquor sales (CS-1) district on the property described in Zoning Case No. C14-04-0203, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2,548 square foot tract of land, more or less, out of the S.F. Slaughter League Survey No. 1 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

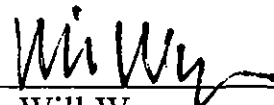
locally known as 9300 IH-35 South, southbound service road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on February 21, 2005.

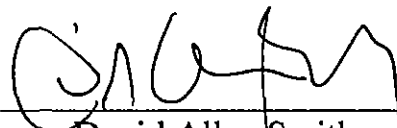
**PASSED AND APPROVED**

February 10, 2005


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§  
§

  
Will Wynn  
Mayor

**APPROVED:**

  
David Allan Smith  
City Attorney

**ATTEST:**

  
Shirley A. Brown  
City Clerk

DESCRIPTION

FIELD NOTES FOR 2,548 SQUARE FEET OF LAND OUT OF THE S. F. SLAUGHTER LEAGUE SURVEY NO. 1 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 7 OF SLAUGHTER / IH35 COMMERCIAL ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200300314, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2,548 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod with aluminum cap set in the east right-of-way of CULLEN LANE (R.O.W. varies) for the southwest corner of Lot 1 of RESUBDIVISION OF LOTS 1 AND 2, SLAUGHTER / IH35 COMMERCIAL according to the map or plat thereof recorded in Document Number 200400105, Official Public Records of Travis County, Texas and the northwest corner of Lot 7 of said SLAUGHTER / IH35 COMMERCIAL plat from which a 1/2 inch iron rod with aluminum cap set for an exterior ell corner of Lot 7 of said RESUBDIVISION, SLAUGHTER / IH35 COMMERCIAL plat and an interior ell corner of Lot 1 of said SLAUGHTER / IH35 COMMERCIAL plat bears S79°37'20"E a distance of 33.24 feet;

THENCE with the east right-of-way of said CULLEN LANE and the west line of Lot 7 of said SLAUGHTER / IH35 COMMERCIAL plat, S10°04'37"W a distance of 151.39 feet to a point from which a 1/2 inch iron rod with aluminum cap set in the east right-of-way of said CULLEN LANE bears S10°04'37"W a distance of 96.85 feet;

THENCE over and across Lot 7 of said SLAUGHTER / IH35 COMMERCIAL plat, S68°34'18"E a distance of 241.62 feet to a point for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE continuing over and across Lot 7 of said SLAUGHTER / IH35 COMMERCIAL plat the following four (4) courses and distances:

1. N21°25'42"E a distance of 31.85 feet to a point for the northwest corner of this tract;
2. S68°34'18"E a distance of 80.00 feet to a point for the northeast corner of this tract;
3. S21°25'42"W a distance of 31.85 feet to a point for the southeast corner of this tract;
4. N68°34'18"W a distance of 80.00 feet to the POINT OF BEGINNING, containing 2,548 square feet of land, more or less, within these metes and bounds.

Reference is herein made to the sketch of this 2,548 square feet of land accompanying this field

note description.

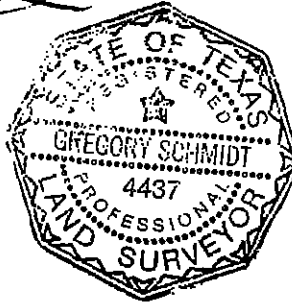
Bearing Reference: The south line of that certain Cullen and Parmer Lane Ltd. tract recorded in Volume 12713, Page 990, (Tract II) Real Property Records of Travis county, Texas. (N 60°10'07" W)

I hereby certify that this description was prepared from the results of a survey made on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.



Gregory Schmidt  
Registered Professional Land Surveyor  
Texas Registration No. 4437  
Date: 12/10/04



# SKETCH TO ACCOMPANY DESCRIPTION

P.O.C.

ELECTRIC EASEMENT PROPOSED ZONING FIELD NOTES

SHEET 1 OF 1

CULLEN LANE  
(R.O.W. VAIRES)

S10°04'37"W  
181.39'

S79°37'20"E  
33.24'

D.E. 2004086576  
O.P.R.T.C.

ACCESS EASEMENT  
DOC. NO. 20032740351  
O.P.R.T.C.

DOC. NO. 2004164667  
O.P.R.T.C.

RESUBDIVISION OF LOTS 1 AND 2  
SLAUGHTER/H35 COMMERCIAL  
DOC. NO. 200400105  
O.P.R.T.C.

LOT 1

NO BUILD EASEMENT  
DOC. NO. 2004168017  
O.P.R.T.C.

TEXAS GAS SERVICE COMPANY  
EASEMENT AGREEMENT  
DOC. NO. 2003272802  
O.P.R.T.C.

SLAUGHTER/H35 COMMERCIAL  
DOC. NO. 2003003514  
O.P.R.T.C.

LOT 7

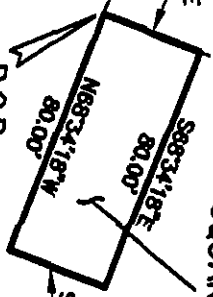
STREET DEED  
JOHN D. BYRAM  
TO

THE CITY OF AUSTIN  
VOL. 11119, PG. 614,  
R.P.R.T.C.

W.W.E.  
DOC. NO. 2003272785  
O.P.R.T.C.

15' W.L.E.  
DOC. NO. 2003272791  
O.P.R.T.C.

2,548  
SQUARE FEET



P.O.B.

## LEGEND

- 1/2" IRON ROD W/CAP SET (UNLESS STATED)
- Δ STEEL SPIKE SET W/ ALUM. WASHER
- ..P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- ..O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

SURVEYED BY:

GREGORY SCHMIDT  
REG. PROF. LAND SURVEYOR  
NO. 4437

DATE:

12/10/04

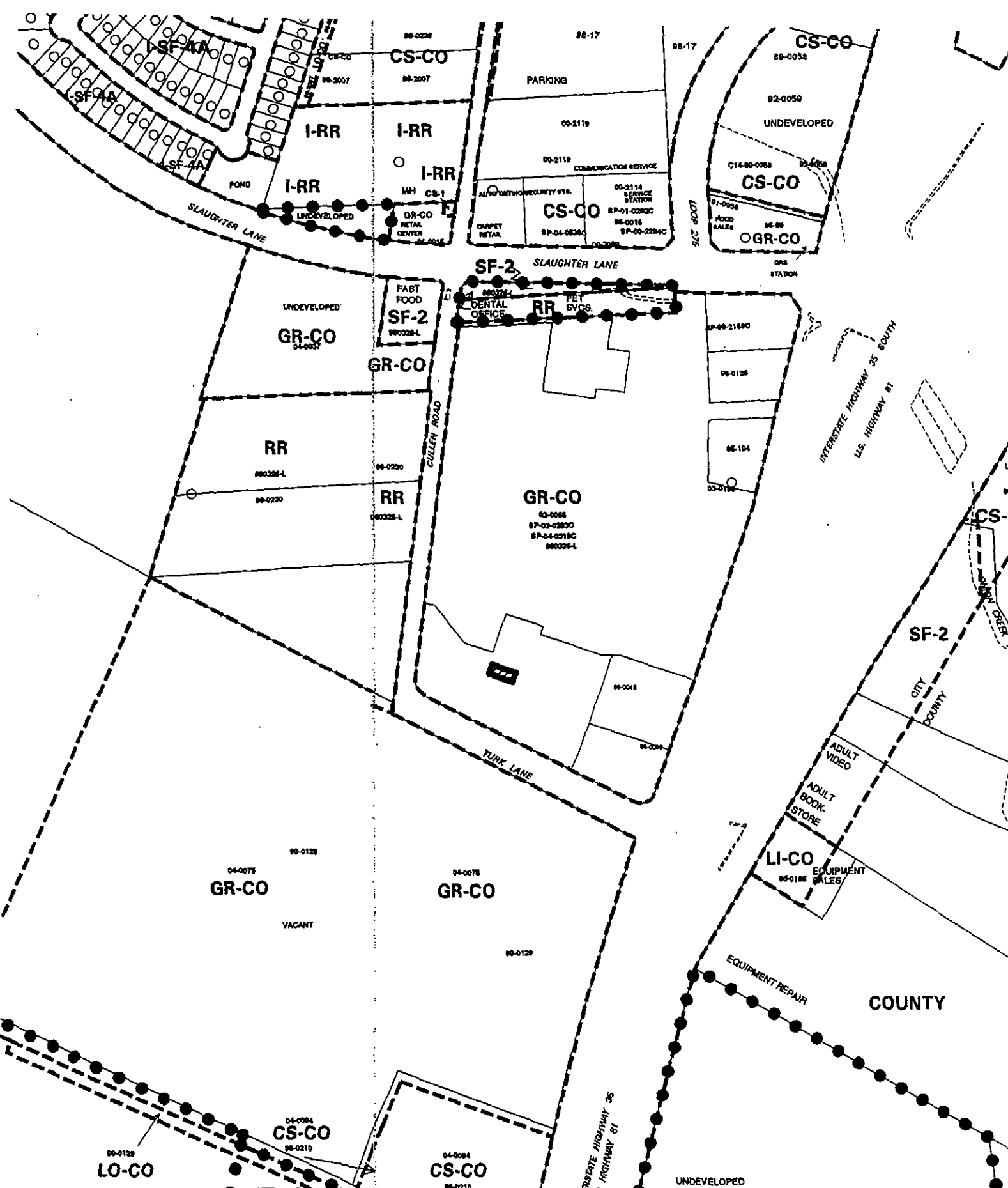



CA

Cunningham | Allen

Engineers • Surveyors

3103 Bee Cave Road, Suite 202  
Austin, Texas 78746-6819  
Tel: (512) 327-2946  
Fax: (512) 327-2973



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH	<b>ZONING EXHIBIT T3</b> CASE #: C14-04-0203 ADDRESS: 9300 S I 35 SVC RD SB SUBJECT AREA (acres): 0.050		DATE: 04-12 INTLS: SM	CITY GRID REFERENCE NUMBER G13